

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/10-12 Ray Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/45-47 Cameron Rd CROYDON 3136	\$570,000	01/03/2026
2	1/84 Sherlock Rd CROYDON 3136	\$599,950	25/11/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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2 1 1

Property Type: Unit
Land Size: 173 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending March 2026: \$695,000

Comparable Properties



1/45-47 Cameron Rd CROYDON 3136 (REI)

[Agent Comments](#)

2 1 1

Price: \$570,000
Method: Private Sale
Date: 01/03/2026
Property Type: Unit



1/84 Sherlock Rd CROYDON 3136 (VG)

[Agent Comments](#)

2 - -

Price: \$599,950
Method: Sale
Date: 25/11/2025
Property Type: Flat/Unit/Apartment (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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